

ROBERT E. PHILLIPS, ET UX, GRANTORS

TO

WARRANTY DEED

JAMES E. COPOUS, ET UX, GRANTEES

For and in consideration of the sum of Ten Dollars (\$10), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption and agreement to pay by the Grantees herein of that certain indebtedness to National Mortgage Company evidenced by a Promissory Note secured by a Deed of Trust dated February 7, 1986, of record in Trust Deed Book 358, at page 318, in the office of the Chancery Clerk of DeSoto County, Mississippi, we, ROBERT E. PHILLIPS and wife, LISA PHILLIPS, do hereby sell, convey and warrant to JAMES E. COPOUS and wife, GERALDINE COPOUS, as tenants by the entirety with the right of survivorship and not as tenants in common, the land lying and being situated in Desoto County, Mississippi, described as follows, to-wit:


Lots 224 and 224A, Section A, LAKE FOREST SUBDIVISION, in Section 36, Township 1 South, Range 9 West, as per plat thereof of record in Plat Book 12, at page 1, in the office of the Chancery Clerk of DeSoto County, Mississippi.

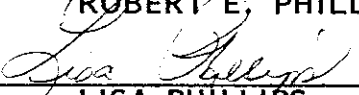
The warranty in this deed is subject to rights of way and easements for public roads and public utilities; to subdivision and zoning regulations in effect in Desoto County, Mississippi; and to any prior conveyance or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on or under subject property; to the restrictive covenants of record with the recorded plat of said subdivision; and to the Declaration of Covenants of record in Book 119, at page 53, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Possession is given on or before October 31, 1988.

For the above mentioned consideration the Grantors herein convey all of their right, title and interest in and to any escrow accounts they have in connection with the above mentioned indebtedness.

WITNESS OUR SIGNATURES, this the 28th day of October, 1988.



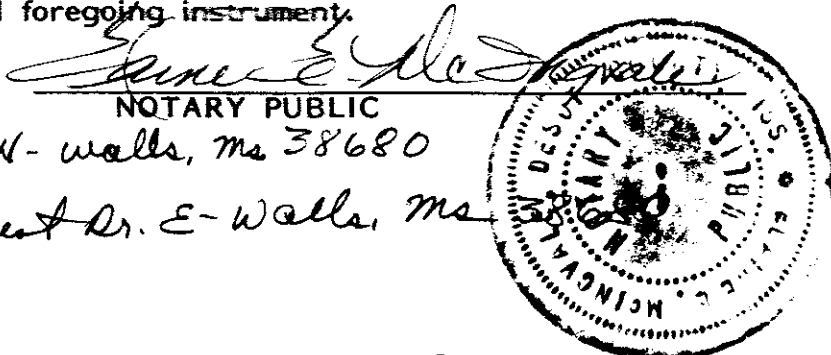
ROBERT E. PHILLIPS


LISA PHILLIPS

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority, in and for the said county and state, on this 28th day of October, 1988, within my jurisdiction, the within named ROBERT E. PHILLIPS and wife, LISA PHILLIPS, who acknowledged that they executed the above and foregoing instrument.

My commission expires: 5/6/90



GRANTOR: 5332 Hwy 301 N - walls, Ms 38680
Phone #: 781-3059
GRANTEE: 6710 Lake Forest Dr. E - Walls, Ms
Phone #: 781-2948